

# Woodside Living

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## Overview

Unless otherwise noted below, all standards in the City of Rowlett Form Based Code will govern. The Framework Plan is based on the Realize Rowlett 2020 Comprehensive Plan and will provide guidance and direction for the application of design standards and principles in approving final Development Plans and permits.

**Intent.** It is intended that Woodside Living will be a pedestrian and bike friendly community with a variety of housing types and which creates enduring value through providing open space and trails while providing some retail and restaurant amenities.

**Streets.** The street system in Woodside Living is intended to create a pedestrian and bike-friendly community with easy and convenient access to parks, open space, trails and commercial services. It is also intended to provide additional street access to Rowlett Community Park.

A Master Thoroughfare Plan for Woodside Living must be approved prior to approval of a Development Plan for the first phase of New Neighborhood development.

## Districts

Woodside Living is comprised of two Form Based Districts ("FB Districts") – New Neighborhood and Urban Village – as set out in the attached Framework Plan. These FB Districts are modified as set out below.

### New Neighborhood

**General Boundaries.** The New Neighborhood FB District is bounded by the southwest right-of-way line of Princeton Road to the northeast, the City Limit Line to the northwest, Muddy Creek to the southwest, and a line of varying distance, from 300 feet to 800 feet, from the northwest right-of-way line of Liberty Grove to the southeast. (See Framework Plan.)

**Building Types.** All New Neighborhood Building Types in the Form Based Code are allowed in this District.

**Building Height.** The maximum building height will be 2 ½ stories. There is no minimum building height.

**Transitions.** There is a 100 foot wide Transition Zone with a Building Height limit of 2 ½ stories adjacent to the Princeton Rd. right-of-way line where existing single family is immediately adjacent in the Waterview subdivision.

## Urban Village

**Boundaries and Land Use.** The Urban Village FB District is bounded by the Waterview subdivision to the northeast, Muddy Creek to the southwest, and a line of varying distance, from 300 feet to 800 feet, from the northwest right-of-way line of Liberty Grove to the southeast. (See Framework Plan.)

**Building Types.** All Urban Village Building Types in the Form Based Code are allowed in this District.

**Building Height.** The maximum building height will be 5 stories except in designated Transition Zones, where it will be 2 ½ stories. The minimum building height will be 2 stories. One-story buildings may be allowed under certain conditions, but will require approval of a Minor Warrant.

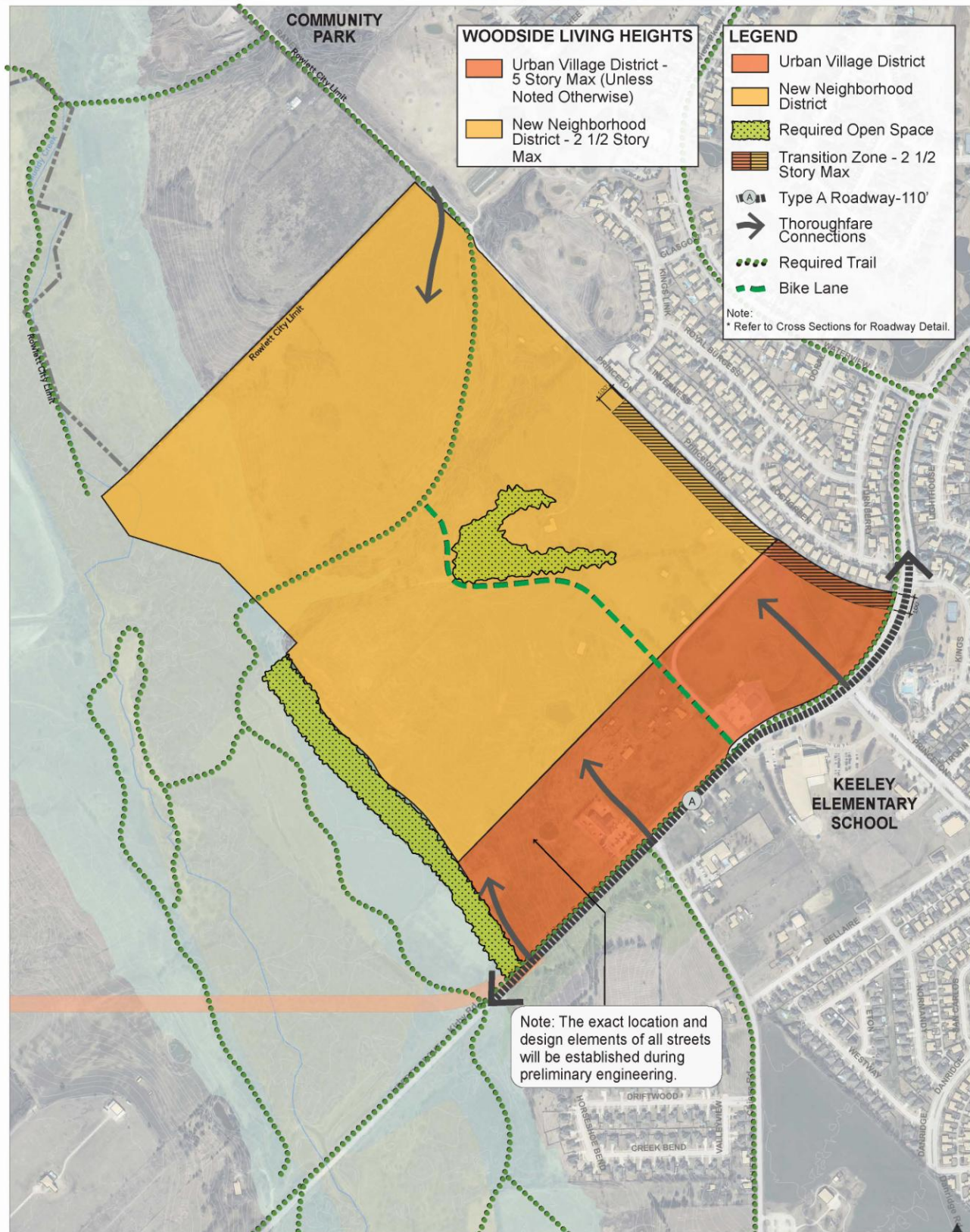
**Transitions.** There is a 100-foot wide Transition Zone with a Building Height Limit of 2 ½ stories where the Urban Village FB District immediately abuts single family residences in the Waterview subdivision northwest of Liberty Grove.

**Flex Space.** No Flex Space is required, though it remains encouraged.

## Attachments:

1. Framework Plan
2. Street Cross Sections

## Woodside Living (B2) - Framework Plan



# Woodside Living (B2) - Cross Sections

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